

Exhibit LRP2014-00013:A

**FINDINGS FOR ZACA STREET 21, LLC
GENERAL PLAN AMENDMENT LRP2014-0013**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 27, 2015 for this project.

Land Use Element Amendment

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all future uses are limited to those allowed under Table 2-2 for the Commercial Retail and Commercial Service land use categories.
- C. The proposed amendment is consistent with the guidelines for amendments to land use categories because:
 - a. The project site is located within an established commercial and light industrial area within the Templeton urban reserve line.
 - b. The project site is located on Ramada Drive, an arterial roadway, and has Highway 101 access to meet the shopping needs of tourists and highway travelers.
 - c. The proposed land use category change would allow for more flexibility to develop the project site consistent with changing market demands for commercial goods and services.
 - d. Approximately 70 acres of vacant and underdeveloped Commercial Retail land would remain available in the Ramada Drive area after the land use category change.
- D. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for the commercial retail and commercial service uses that are compatible with the existing development of the surrounding area and the County's General Plan.
- E. The proposed amendment is consistent with the purpose and character statements in the Land Use Element of the General Plan for the Commercial Retail and Commercial Service land use categories as the site is located in a predominately commercial and light industrial area within the Templeton urban reserve line on Ramada Drive, an arterial roadway.